



Highfield

Fenstanton Road, Hilton, Cambs, PE28 9JA

elliswinters & co

Exclusive & New Homes

Welcome to

Highfield

Accommodation Summary

Highfield is situated in one of the area's most prestigious locations, close to the village green and the turf maze which is one of only eight remaining in the country and dates back to the 17th Century.

This unique detached chalet sits centrally on a 0.6 acre plot (sts) and enjoys views over open countryside both to the front and rear. The spacious accommodation offers versatile living space that extends to approximately 2900 sq-ft.

A large hallway provides a light and airy reception area with four further reception rooms on the ground floor, one of which could be used as a downstairs bedroom with a shower room close at hand. There is a modern kitchen/dining room with a matching island unit and a "Corian" worktop and breakfast bar. A utility room with a walk in pantry completes the ground floor accommodation.

On the first floor there are four bedrooms and a family bathroom, the principal bedroom also has an en-suite shower room.

A five-bar gate gives access to a long sweeping driveway which provides plenty of parking. There is a timber built summer house that could be used for a variety of uses and benefits from a woodburning stove and a shower room.

The property is approximately 7 miles from the nearest railway station at Huntingdon, which offers access into London St Pancras in under an hour.

Ground Floor

Entrance Hall

Sitting Room 6.63m (21'9") x 4.82m (15'10")

Study 3.31m (10'10") x 1.77m (5'10") max

Snug/Bedroom 5 3.71m (12'2") x 3.32m (10'11")

Shower Room

Dining Room/Family Room 6.21m (20'4") x 4.24m (13'11")

Kitchen/Dining Room 6.22m (20'5") x 4.61m (15'1")

Utility Room 3.89m (12'9") x 1.41m (4'8")

Pantry 1.51m (4'11") x 1.37m (4'6")

First Floor

Landing

Bedroom 1 5.15m (16'11") x 4.53m (14'10")

En-suite Shower Room

Bedroom 2 7.21m (23'8") x 3.40m (11'2")

Bedroom 3 4.15m (13'7") x 2.27m (7'5")





Bedroom 4 4.63m (15'2") max x 2.28m (7'6")

Bathroom

Outside

The front of the property is bordered by a mature hedgerow and trees. A five-bar gate provides access to the property with a long sweeping gravel driveway providing ample off road parking. The mature plot measures approx. two thirds of an acre (sts) with the property sitting centrally with surrounding garden. The garden is mainly laid to lawn with borders planted with trees, shrubs and bushes. The rear garden also benefits from a 215 sq-ft timber built Summer House.

Summer House 6.76m (22'2") x 2.92m (9'7")

Shower Room

Further Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: G



Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

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14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

01480 388888
infostives@elliswinters.co.uk
www.elliswinters.co.uk